

133.0

0006

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

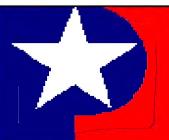
802,100 / 802,100

USE VALUE:

802,100 / 802,100

ASSESSED:

802,100 / 802,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
131		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUPO JAMES F/TR & LING LOSEE L
Owner 2:	TRUSTEES/LOSEE LING LIVING TR
Owner 3:	

Street 1: 131 GLOUCESTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CUPO JAMES F -

Owner 2: -

Street 1: 131 GLOUCESTER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,670 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6670		Sq. Ft.	Site		0	90.	0.93	10									558,093						558,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct				
101	6670.000	244,000			558,100	802,100														
Total Card	0.153	244,000			558,100	802,100	Entered Lot Size													
Total Parcel	0.153	244,000			558,100	802,100	Total Land:													
Source:	Market Adj Cost		Total Value per SQ unit /Card:	628.61	/Parcel:	628.6	Land Unit Type:													

PREVIOUS ASSESSMENT										Parcel ID					
133.0-0006-0004.A															

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,000	0	6,670.	558,100	802,100	802,100	Year End Roll	12/18/2019
2019	101	FV	207,000	0	6,670.	589,100	796,100	796,100	Year End Roll	1/3/2019
2018	101	FV	206,800	0	6,670.	434,100	640,900	640,900	Year End Roll	12/20/2017
2017	101	FV	206,800	0	6,670.	415,500	622,300	622,300	Year End Roll	1/3/2017
2016	101	FV	206,800	0	6,670.	384,500	591,300	591,300	Year End	1/4/2016
2015	101	FV	201,800	0	6,670.	322,500	524,300	524,300	Year End Roll	12/11/2014
2014	101	FV	188,300	0	6,670.	315,000	503,300	503,300	Year End Roll	12/16/2013
2013	101	FV	188,300	0	6,670.	300,100	488,400	488,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUPO JAMES F,	65330-574		5/7/2015	Convenience		1	No	No	
CUPO JAMES F-E	31798-166		9/7/2000	Family		1	No	No	
CUPO JAMES F	23460-110		7/26/1993			1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
10/3/2017										1/5/2018	Inspected	PH	Patrick H		
9/24/2013										12/1/2017	MEAS&NOTICE	HS	Hanne S		
										5/13/2014	External Ins	PC	PHIL C		
										1/23/2014	Info Fm Prmt	EMK	Ellen K		
										11/17/2008	Meas/Inspect	189	PATRIOT		
										12/6/1999	Inspected	267	PATRIOT		
										11/18/1999	Mailer Sent				
										11/4/1999	Measured	264	PATRIOT		
										8/11/1992		KT			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good			SCUTTLE HOLE.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:							2	29				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:							OFF 4					
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average							3					
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G15	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%											
Prim Int Wall: 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors:		%		Total:	26.4	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	125.00												
Bsmnt Gar: 1				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 168.733													
Int vs Ext: S				Other Features: 80949													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 331542													
% Com Wall		% Sprinkled:		Depreciation: 87527													
				Depreciated Total: 244015													
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 133.0-0006-0004.A																	
More: N				Total Yard Items:				Total Special Features:				Total:					